006.A	0003	0031.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	684,100	/	684,100
USE VALUE:	684,100	/	684,100
ASSESSED:	684,100	/	684,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	HEMPEL CHRISTOPHER M &
Owner 2:	PEDERSEN CATHERINE J
Owner 3:	
Street 1:	31 CHANDLER ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEMPEL CHRISTOPHER M -
Owner 2:	-
Street 1:	31 CHANDLER ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Aluminum Exterior and 1410 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	680,700	3,400		684,100
Total Card	0.000	680,700	3,400		684,100
Total Parcel	0.000	680,700	3,400		684,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.18 | /Parcel: 485.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	281368
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 006.A-0003-0031.1

!15349!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	670,700	3400	.		674,100	674,100	Year End Roll	12/18/2019
2019	102	FV	618,200	3400	.		621,600	621,600	Year End Roll	1/3/2019
2018	102	FV	548,000	3400	.		551,400	551,400	Year End Roll	12/20/2017
2017	102	FV	477,800	3400	.		481,200	481,200	Year End Roll	1/3/2017
2016	102	FV	477,800	3400	.		481,200	481,200	Year End	1/4/2016
2015	102	FV	435,100	3400	.		438,500	438,500	Year End Roll	12/11/2014
2014	102	FV	415,800	3400	.		419,200	419,200	Year End Roll	12/16/2013
2013	102	FV	415,800	3400	.		419,200	419,200		12/13/2012

PRINT

Date	Time
12/11/20	05:04:57

LAST REV

Date	Time
05/11/18	08:47:30

danam

USER DEFINED

Prior Id # 1:	5443
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEMPEL CHRISTOP	67142-1		4/25/2016	Convenience	1	No	No		
PRYSE KEVIN W,	59220-171		6/1/2012		455,000	No	No		
CARPENTER BRAD	51498-105		7/29/2008		433,500	No	No		
ELLIS KEVIN J	48423-34		11/1/2006		420,000	No	No		
CARPENTER BRAD	51498-105		7/29/2005		433,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2015	16	Manual	2,525					Blown in cellulose

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Measured	DGM	D Mann
9/1/2012	MLS	EMK	Ellen K
3/20/2007	External Ins	BR	B Rossignol
10/24/2006	Permit Visit	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7805													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	49.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99485052
Adj $ / SQ:	396.199
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713505
Depreciation:	32821
Depreciated Total:	680684

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	1
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	435.82
Special Features:	0	Val/Su Net:	482.77
Final Total:	680700	Val/Su SzAd	482.77

SKETCH

UnSketched SubAreas:
GLA: 1410,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,410	396.200	558,641

Net Sketched Area:	1,410			Total:	558,641
Size Ad	1410	Gross Are	1410	FinArea	1410

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X10	A	AV	1923	26.90	T	40	102			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	
				Total:	3,400

PARCEL ID

006.A-0003-0031.1

IMAGE

AssessPro Patriot Properties, Inc